Drama—Automobiles—Gardens

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"IF YOU HAVE AN APARTMENT, KEEP IT," SAY RENTAL AGENTS, "AND IF YOU MUST HAVE ONE, RENT IT SOON"

Only 48 Suites in Total of 1,300 to Be Available in Park Ave. Section--200

Apartments Offered by Firm in

Control of 1,000 on West Side accommodations to more than apartment should forget the feeling an apartment should forget the feeling one. Any one who is seeking an apartment should forget the rental figures of a few years ago, be
Tenement House Department said recently that the vacent private houses of the park agents, would be had for \$1,000 coast \$1,200 and spartment which two years ago could be had for \$1,000 coast \$1,200 and spartment which two years ago could be had for \$1,000 coast \$1,200 and spartment which two years ago could be had for \$1,000 coast \$1,200 and spartment house in the last two last the partment which two years ago could be had for \$1,000 coast \$1,200 and spartment house in the last two last the partment which two years ago could be had for \$1,000 coast \$1,200 and spartment which two years ago could be had for \$1,000 coast \$1,200 and spartment which two years ago could be had for \$1,000 coast \$1,200 and spartment which two years ago could be had for \$1,000 coast \$1,200 and spartment which two years ago could be had for \$1,000 coast \$1,200 and spartment which two years ago could be had for \$1,000 coast \$1,200 and spartment which two years ago could be had for \$1,000 coast \$1,200 and spartment which two years ago could be had for \$1,000 coast \$1,200 and spartment which two years ago could be had for \$1,000 coast \$1,200 and spartment which two years ago could be had for \$1,000 coast \$1,200 and spartment which two years ago could be had for \$1,000 coast \$1,200 and spartment which two years ago could be had for \$1,000 coast \$1,200 and spartment which two years ago could be had for \$1,000 coast \$1,200 and spartment which two years ago could be had for \$1,000 coast \$1,200 and spartment which two years ago could be had for \$1,000 coast \$1,200 and spartment which two years ago coast of every feature of maintenance of an apartment house in the last two on the heavent spartment which the city Control of 4,000 on West Side

a leaso on an apartment suite this fall is going to have a much harder time securing a home than the family that has not been overblessed or blessed at all with riches. It is the strangest turn about in the history of real estate. It is a condition which should meet the approval of the Socialist, since the advantage in the supply of homes is with the poor and against the rich. Never before in the memory of real estate men long in the field has money been so deprived of its power of attainment, because it is an axiom in real estate that every property has its price. That is not true of the current renting market, and especially apartments.

Those who hold apartments in good houses to-day consider themselves formerly found in foreign capitals. This class of tenantry is no Tess great than those who are on the move because of dissatisfaction, a davelopment of the functional surface. It is a new to be a surface of the country, attracted here by business prospects. Others who have located in New York apartments have been in the habit in former years of spending much time in Europe. They have come to New York because it is the liveliest spot in the world, an amusement centre, a fashion centre and the centre of a lot of things formerly found in foreign capitals. This class of tenantry is no Tess great than those who are on the move because of dissatisfaction, a davelopment of the functional surface of the current renting market, and especially apartments.

It would be well for folks who have such reasons for moving not to tell their troubles to the renting men in the other house, because he will find an excuse to keep them out, as the market conditions permit the agent to bar kickers, and he usually does it.

saites, because the shortage makes it sharard's bargain which very few are accepting, even though substantial effers are being made by folks who have underestimated renting conditions and have come into the market too late to get the size and character of suites they want. It is one of the queer pranks which the war has worked on New York city. Such a reversal of conditions as is seen in the apartment field could hardly be expected, because it is so constrainty to the law of economy, which is transported to the war has greatly increased the demand for suites of four, five and six rooms. They are the most popular in every section of the city, and a canvass of the large real estate agencies will disclose that the shortage is greatest in suites ranging from two to six rooms. ardly be expected, because it is so con-rary to the law of economy, which is hat wealth is always served. The plight

Every day that passes lessens the sspility of securing an apartment me, as the demand is great and the pply so limited that it is the opinion

supply so limited that it is the opinion of the leading real estate agents of the city with apartments for rent that they will not have a vacancy by the first of the month. Procrastination at this time, seen if for a day, invites disappointment and hardship until next renting season as one may be forced to take a suite ether too large or too small, of a character not pleasant and in surroundings ebocaious to every member of the family.

So cager are home seekers to get settled and as nearly satisfactorily as the market will permit that high rentals are secondary considerations. Tenants in possession of premises have willingly renewed at the higher rate of rents which the owner has been compelled to make because of the increased cost of maintenance which the war has brought to them. This increase is from 10 to 25 fer cent over previous rentals. The area increase affects those who have even paying rentals based on leases made three or five years ago, when there was such an oversupply of apartments on the market that agents were found to make reductions to the point to the market that agents were found to make reductions to the point on the market that agents were found to make reductions to the point on the market that agents were found to make reductions to the point found of the large type containing as many as seventeen rooms and renting for as much as \$15,000 a year. Park avenue reflects conditions thouse section.

C. D. Hobbs of Slawson & Hobbs found to the market that agents were found to the point forced to make reductions to the point paying rentals based on leases made three or five years ago, when there was such an oversupply of apart.

C. D. Hobbs of Slawson & Hobbs found to the market that agents were found to the point to the fact that it is still under construction. Apartments now to be had there are chiefly of the large type containing as many as seventeen rooms and renting for as much as \$15,000 a year. Park avenue reflects conditions to the market that agents were found to the point to the fact t

Paterno has built the largest spartment and one of the finest apartments in the world, and the north end of the apartment found the Bronx, and it was well that the was made one of the finest apartments in the world, and the north end of the apartment found the Bronx, and it was well that the was made one of the finest apartments in the world, and the north end of the apartments of the finest character, there was no restraint on builders in the days or the current shortage would be yound the north end of the apartments vacant or will be vacant on October 1 in fifty-four structures containing 1,300 suites of six to seventeen rooms. It is a record which shows plainly the dearth of apartments of the finest character. As park well in the last two years.

The trip was a reveiation to me and of six to seventeen rooms, it is a record which shows plainly the dearth of apartments of the finest character. As park well in the last two years.

The trip was a reveiation to me and of the work I saw being done by the Y. M. C. A. in France and England gave me apartment in the last two years.

The trip was a reveiation to me and the world would be at the great apartment for rent in one house, one or two in another house, but the total of vacancies at present and expected between now and the start tion.

To take part in it, to be able to kelp the world would be surprisingly to be of any real world.

To take part in it, to be able to kelp the world would be surprisingly to be of any real world.

The trip was a reveiation to me and the world would be at the finest character. As partments of the finest started, there would be world.

The trip was a reveiation to me and the world world would be at the finest character. As part well well as the world would be at the finest character as the part will be vacant to of six to seventeen rooms. It is a record of the Y. M. C. A. to visit the world. The world would world would be at the finest apartments of the finest started, the world world would be at the finest character. As part well wor

wide their money bags for construction in this city, and

greater part of these represent ments which rent for \$50 a month

make reductions to the point speaking about conditions on the West loas in order to tenant houses. Side said that of the 4.000 apartment on tenants from private house suites in the control of his firm about and the suburbs, since the 200 are now on the market for occupant promised greater economy pancy after October. About fourteen of this number can be had immediately. The man whose only income is that The man whose only income is that Just at the moment it is a question, Mr. such is gets every Saturday and whose Hobbs raid, if there are more than two dozen vacant apartments on the entire frugal life in every way finds also West Side. His firm is new offering frugal life in every way finds also out he must pay more rent and pays as he knows the janitor who keeps house clean is forced by the incase in the cost of living to demand larger return for his work; he knows in the amount, and he knows lot of her things which lead him to accept the pays a lot more month in the rent of his home. He safford to pay a lot more money in the place he lives in heaves the process. But this is another one of the pays the lives in heaves to the pays the lives in heaves to the safford to pay a lot more money in the place he lives in heaves to the pays the lives in heaves to be a safford to pay a lot more money in the pays the lives in heaves the lives in heaves to the pays the lives in heaves to be pays the lives in heaves to be pays the lives to the lives to

is the advantage over the man who is afford to pay a lot more money to the place he lives in, because the peculiarities of the apartment renting situation this year.

Study of the entire field shows that the predominance of vacancies is in the large suites. It is the case on the East Side at least, and the opinion of most of the agents on the West Side is that Side at least, and the opinion of most of the agents on the West Side is that the big flats are going to remain longer times the cheaper apartments the big flats are going to remain longer times the cheaper apartments the big flats are going to remain longer times the cheaper apartments the scarcer than the expensive ones and that the desertions will be greater from the expensive ones. Each were any number of suites renting remained by the week any number of suites renting remained by the week any number of suites renting remained by the week side. For instance, on Park avenue between Forty-seventh those days of plenty when stance, on Park avenue between Forty-seventh in those days of plenty when stance, on Park avenue between Forty-seventh street, where Dr. Charles V. Paterno has built the largest apartments in the money market. The

in suites ranging from two to six rooms. Those who can use larger suites will not find them as difficult to secure as the

smaller ones. It is the opinion of real

estate men on the East and West Sides that there will hardly be an apartment in the market for rent by August 1; if

any remain they will be the least desir-

Pease & Elliman said that it was the of construction in this city, and nearly a quarter of a year of the usual renting season, rould be assurance of a greater to choose from than 1 per cent.

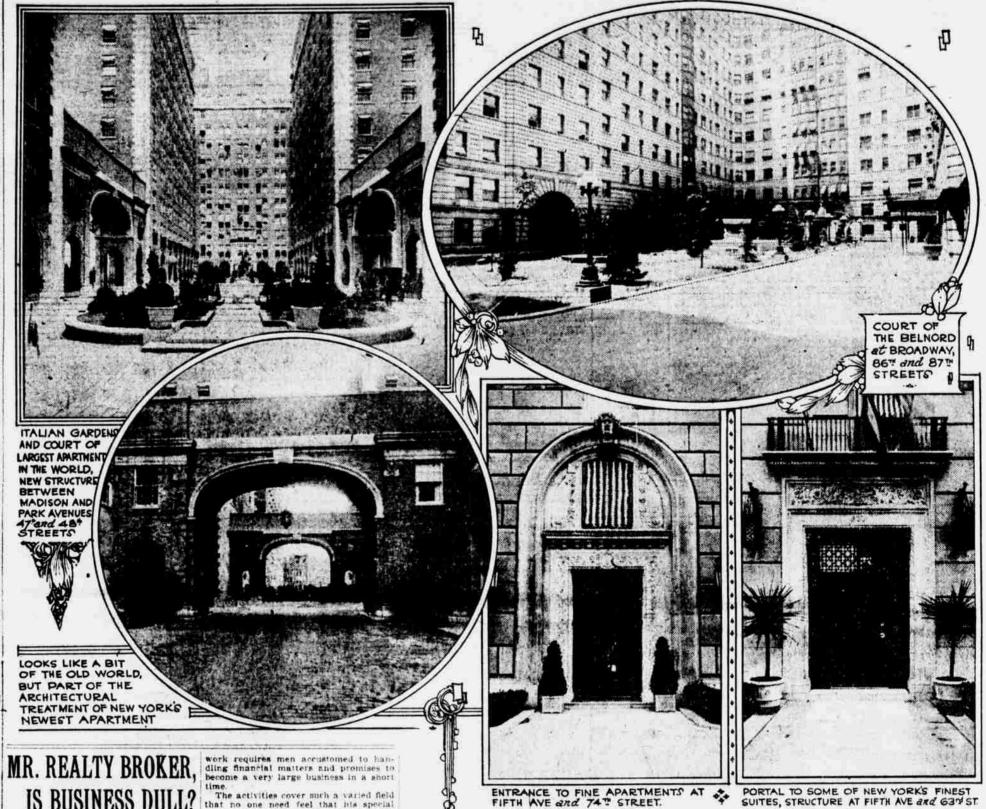
said the only solution is to "get the cotal. said the only solution is to get ine
is estimated that there are close
1,000,000 apartment units of all
and classes in the city and of
great number of homes, tremenone is forced to admit, there are
1,0,000 vacant at the very most.
As the demand is for suites of six
rooms or less the suggestion was made

rooms or less the suggestion was made by one of the keen young men in com-The smallest percentage repre-tie more costly apartments and to the medium sized suites rent-\$1,500 to \$2,500 are the scarc-them into small suites with restaurants. The preponderance of cheap them into small suites with restaurants over expensive suites is due on the lower floors. He said that such hat for \$1,500 to \$2,500 are the scarcthe preponderance of cheap

Military that the minto small suites with restaurants on the lower floors. He said that such them into small suites with restaurants on the lower floors. He said that such the business organization which it is the business organizatio

Poor Man Has Big

Although possessing much of the goods of the world the family without in left these sections largely in answer to the upper class of homes. Men have ing for Less Than in the these sections largely in answer to the these sections largely in answer to the upper class of homes. Men have ing for Less Than in the these sections largely in answer to the these sections largely in answer to the these sections largely in answer to the upper class of homes. Men have ing for Less Than in the these sections largely in answer to the upper class of homes. Men have ing for Less Than in the upper class of homes. Men have a much harder time in the upper class of homes. Men have a much h



IS BUSINESS DULL?

Then Chuck It Up for a While and Help Y. M. C. A. to

portunity eagerly, but with doubt as to almost every night to take their minds

To take part in it, to be able to help of the city and that the overof apartment accommodations
be used up and the cry of a filled
would be heard. Lending inwould be greatly discouraged by the
used up and the cry of a filled
would be heard. Lending inwould be greatly discouraged by the
imited prospects.

To take part in it, to be able to kelp
our soldiers through their discouragement and to keep up the morale of the
army, is something which will give every
one who enters it greater satisfaction
imited prospects. one who enters it greater satisfaction than anything he has ever done. It is with danger, as our workers go wherever the soldiers go, up to the front line trenches and beyond, to the listening posts. It is no job for weaklings, slackers or men in poor physical health, but for the man over drait age who feels that he is not able to shoulder a gun this work offers an unjustilled opportunity. No man needs worry about his religious qualifications if he has the spirit of service.

There are positions open to every type of good men. Mechanics are much needed, accountants also; storekeepers chauffeurs, warehouse men and business men of all types. Not only do we need hut leaders and religious workers, but we need business men to handle the

conce.

and cooking apparatus would be elimcontaging the soldiers to save and send finished to suit tenant, house open can be conditions are the reverse with regard inated. Commissioner Mann of the their money home. This branch of the william street.

that no one need feel that his special ability is of no value without first offer-ing his services. The need is very great and if it could be clearly shown withand if it could be clearly shown without any of the misconceptions that so
many men have of its character there
would be more volunteers than we could
handle. In our trip through France and
England we visited forty-eight American
camps; some twenty-five French camps

to the hard and discouraging work of
the day. The fiecessity for the Y. M. C.
A. increases as the distance to the front
decreases. The Y. M. C. A. abroad combines practically all the other organizations which we know on this side and is
the clanual through which they operate

Law Practicing Action.

Isidor J. Kresel of the firm of Jerome, Help Win the War.

England we visited forty-eight American camps; some twenty-five French camps and nearly as many English camps. In the property case the V. M. C. A. was going ful blast, the men showing the greatest appreciation of what was being done for the property of the property

purchase the little things that mean so

Kew Bardens Apartments

16 Minutes from Penn. Station A new four story mansion set in the spacious grounds of a gen-tleman's country estate. Each apartment is a separate wing planned to afford every advantage of a country home with apartment service. Golf. Tennis and Country Club within three minutes' walk. Enjoy this Summer at Kew Gardens without additional ex-pense. Your city lease can be disposed of.

Floor Plans on Application. Edgeworth Smith Renting Agent One West 34th St., New York. Phone Greeley 5250.

the channel through which they operate.
We met many business men, lawyers and ministers who were doing the hardest but most satisfactory work they tained from Judge Benedict, sitting in

Choice Apartments We are fortunate in being able to offer

a few desirable apartments renting from

To possible tenants we shall be glad to submit lists and plans and show them the dwellings in which they are interested.

Pease & Elliman

340 Madison Avenue Phone Murray Hill 6200

Group of Pousekeeping Apartments
With Ritz-Carlton Restaurant 14 to 17 ROOMS 5 to 6 BATHS \$8,400 to \$14,000 Under the Management of

Douglas L. Elliman & Co.

Specialists in Residential Properties 414 MADISON AVE. AT 47TH STREET MURRAY HILL 5600 が言うれるようなようなのというというないというとうなっている。

Year Because Supply of Flats Rent-Proportionately Large tion and has agreed to pay an increased rental. The owner cannot sell his house because of the long duration of the leases and the low rental being

Advantage This

Although upartment house owners have raised rentals, they do not get the benefit until after October, while the righ cost of operation is a thing of the moment. The advice of real estate men to those who are looking for apartments is that they lose no time signing leases. Don't put off the search until after the aummer has pissed because there will be mighty few apartments to

Y. M. C. A. DRIVE IS ON.

Men of the Red Triangle.

An enthusiastic meeting was held at the Real Estate Board of New York last week to inaugurate the board's recruiting campaign for Y. M. C. A. secretaries for foreign service.

The meeting was held under the direction of the Y. M. C. A. recruiting committee of the Real Estate Board. John L. Parish, chairman, and the drive will continue for ten days, terminating on the (wentieth of this month. The meeting was addressed by Her

bert L. Pratt, chairman of the recruit-ing campaign of the Y M. C. A., and by Murviit C. Butchinson, a Y. M. C. A. worker recently returned from France. Mr. Pratt emphasized the need for cap-able business men of large calibre to fit into the various business needs of the work and the absolute necessity for other types of workers to tone up the

morals of the men at the front.

Mr. Hutchinson spoke of the personal work among the men, explaining the demands made upon workers in canteens and huts and the necessity for closed personal contact with all types of fight-ing men from home.

As to the method of remunerating

As to the method of remunerating those who undertake the work where they cannot finance themselves a reasonable allowance is made for home expenses exclusive of the maintenance of the worker abroad, which is arranged for according to the needs at the post to which he is assigned.

The indications were that a number of applications, some from among the audience and others whom those present had interviewed, would result from the meeting.

from the meeting.

The Real Estate Board's committee will carry on an active campaign be-tween now and the 20th, and every real estate office will be furnished with 19 recruiting campaign and all persons interested are requested to call write for information

SOUTHERNER BUYS IN NEWARK

Margaret Sandford has sold the old Sandford homestead, on the southwest corner of Madison avenue and South Tenth street, Newark, N. J., to Charles Prichard of South Carolina. The prop-Title Guarantee and Trust Company to do all the acts complained of and for which the Title Guarantee and Trust erty has a frontage on Madison avenu of 125 feet and on South Tenth street of 100 feet. The building will be remod-elled. Felst & Feist negotiated the deal npany had been convicted by the 100

Studio Apartments SW Corner 59" St 8-6" Ave

Court of Special sessions.

NEW 14-Story Fireproof Building of unusually high character. Centrally located and convenient to the leading Clubs. Hotels, Theatres, Restaurants, Grand Central and Pennsylvania Every possible requirement of bachelors and small

families is here provided for. Suites of 2 and 3 rooms and bath. Larger Suites Easily Arranged. North Light Studios Suitable for Artists.

Duplex Apartments of 6 Rooms and B; the on the Upper Floors. Restaurant on Main Floor Will Serie Meals in Apartment if Desired. JOHN J. HEARN, Pres. 1 Office: 1036 6th Av., Cor. 58th. 'Phone Plaza 9299.

The Langham

THE SHAPE THE PARTY OF THE PART

73d St. Central Park West 74th St.

Offers a fem desirable Suites of 9 and 10 Rooms Also a 3 Room Pocto's Suite.

Representative on Premises, or L. J. Phillips & Co., Agents, 148 West 72d St. Telephone Columbus 2750

2:56 BROADWAY-5 rooms, 486, in SHERWOOD HOUSE desirably located, Elevator Apartment, between 16:th and 18:th streets, immediate occupancy. Apply to Superintendent on promises or to DEED REALTY COMPANY, 68 Broad Street, New

510 WEST 141ST STREET, belower Drawdway and Riversule Drive A few nestrable suites of four rooms each in the WILTSHIRE Electron Apartment, 153, 64, Apply on premises of DEED REALTY COMPANY as itemal Street, New York [15].